

## North York Community Preservation Panel

Jan. 11, 2017

10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins

RE: PG 17.8 844 Don Mills Road, 1150 Eglinton Avenue East - Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications - Preliminary Report

Dear Chair Shiner, and Members, Planning and Growth Management Committee,

The North York Community Preservation Panel requests that urgent attention be given to legal protection of the heritage values of both properties- 844 Don Mills Road (Celestica HQ) and 1150 Eglinton Ave. East ("Celestica west"). The two adjoining properties are physically separate and architecturally distinct from each other.

The property at 844 Don Mills Road contains the former IBM head office and factory, designed by Clare G. MacLean and completed in 1951 with an extension in 1954.

The adjacent property to the west, 1150 Eglinton Avenue East contains the IBM headquarters building designed by John B. Parkin Associates in 1966-67.

Both properties were included in the 1997 North York Inventory of Modernist Architecture. The IBM/Celestica property at 844 Don Mills Road was included in the City's Inventory of Heritage Properties in 2006, but not 1150 Eglinton East.

The following is a brief review of the recent nominations to assess and protect the properties:

The North York Community Preservation Panel (NYCPPP) submitted a heritage nomination for 1150 Eglinton Ave. East to the Toronto Preservation Board (Board) in 2010 and it was referred for assessment.

In 2014 a development application was submitted to the City and on August 7, 2014 Planning and Growth Management Committee considered a Preliminary staff report and as a result:

1. Requested staff to evaluate the property at 1150 Eglinton Avenue East for potential listing on the City's Inventory of Heritage Properties and report to the Toronto Preservation Board, North York Community Council and City Council in early 2015.
2. Requested staff to evaluate the heritage listed property at 844 Don Mills Road for potential designation under Part IV, Section 29 of the Ontario Heritage Act, and report to the Toronto Preservation Board, North York Community Council and City Council in early 2015.

These reports were not forthcoming.

Fast forward to 2016, plans for the properties have proceeded, and HPS has prepared and brought forward the heritage assessment report for the properties. The staff report recommended designation of the 844 Don Mills Road property, and listing and designation of the 1150 Eglinton Ave. East property. Toronto Preservation Board adopted the HPS report (844 Don Mills Road and 1150 Eglinton Ave. East) on September 28, 2016.

However, at its October 13, 2016 meeting, North York Community Council referred the Heritage staff report back to City Planning to "allow any recommendations with respect to cultural heritage to be made in tandem with recommendations on the comprehensive development framework and the final report on the planning application for the lands." This had the effect of preventing the report from going to City Council so that there could be discussion on the floor of Council, and hopefully receiving City Council approval of legal protection for the properties.

Finally a quote from "A Hilltop Fortress for IBM", (Toronto Modern, 2009) gives a sense of the important landscape and built form values of 1150 Eglinton Ave. East:

"From Eglinton Avenue, the IBM building reads as a sprawling, ground-hugging megastructure of Louis Kahn-ish cubic modules, overlapping and interlocking as they step down the hillside. The influences of Kahn and Alvar Aalto are also apparent in the walls of solid brick, a sharp divergence from Parkin's glassy transparency of a few years earlier;

the fortress-like impenetrability is only partially relieved by narrow vertical strips of bronze-toned glass in black anodized frames. Most interior spaces are oriented to the southern light, a benefit in Toronto's often grey and wintry environment, and to views over the ravine..."

So today 1150 Eglinton Ave east is STILL not included in the City's Inventory of Heritage Properties and neither properties are legally protected.

**The NYCPP respectfully requests that PGMC direct that the heritage assessment of the properties proceed to City Council as recommended by staff.**

Yours faithfully,

*Geoff Kettel*

Geoff Kettel  
Chair

c.c. Councillor Jon Burnside, Ward 26  
Jennifer Keesmaat, Chief Planner and Executive Director, City Planning Division  
Mary MacDonald, Senior Manager, Heritage Preservation Services  
Joe Nanos, Director, Community Planning, North York District